



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**04/22**

(24/01/2022-28/01/2022)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 2885/21  
**Application Type** Permission  
**Applicant** Balrath Investments Limited  
**Location** Maryland House, 20-21 William Street South & 50-51 Drury Street, Dublin 2  
**Registration Date** 27/01/2022  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for change of use and material alterations with a gross floor area of 418 sq.m. to Maryland House 20-21 William Street South and 50-51 Drury Street, Dublin 2. The proposed change of use is from retail shop and carpark at ground floor to restaurant use (395 sq.m.) with associated material alterations including to the internal layouts at basement and ground floor and to the existing elevations.

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**Area** Area 1 - South East  
**Application Number** 2896/21  
**Application Type** Permission  
**Applicant** Brendan and Yvonne Murray  
**Location** Site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane  
**Registration Date** 26/01/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the construction of a new mews dwelling at the site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane. The site is within the curtilage of the protected structure (54 Ranelagh Road, Dublin 6, RPS Ref No. 6980). The works will comprise of the following:

- a) The demolition of the existing single storey garage structure and vehicular entrance gate accessed off Orchard Lane.
- b) The construction of 1 no. detached split level mews dwelling (lower ground floor 1750mm below entrance level, upper ground floor 1250mm above entrance level and first floor 4050mm above entrance level) with 2 no. bedrooms and a floor area of 181.59 sqm. A private terrace at upper ground floor level to rear is also proposed.
- c) Elevational alterations to Orchard Lane including the reconstruction/conservation of the existing ashlar limestone walls bounding the subject site to provide an adapted entrance from Orchard Lane.
- d) Bin storage and bicycle storage within the gated entrance passageway.
- e) All associated site & landscaping works.

Note that there are no works proposed to No. 54 Ranelagh Road, which is a protected structure (RPS Ref. No. 6980), as part of this application.

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**Area** Area 1 - South East  
**Application Number** 3150/22  
**Application Type** Permission  
**Applicant** GA Development Dublin ICAV  
**Location** Site of the former Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8

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**Additional Information**

**Proposal:** Planning permission for amendments to the permitted development, Reg. Ref.: 2682/20 | ABP Ref.: PL29S.309217, at the site of the former Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8. The site is bound by Kevin Street Lower to the north, Church Lane South, Liberty Lane and St. Kevin's Park to the east, Camden Row to the south and New Bride Street to the west. The former buildings on the site have been demolished under Reg. Ref: 2682/20 / ABP Ref.: PL29S.309217. The application site includes part of the Kevin Street Library site.

The proposed amendments relate primarily to the Build to Rent residential Blocks D and E of the permitted scheme and comprise of the following:

- Provision of 2 additional floors to Block D (increasing the permitted block by 3.80m in building height from a part 4 to part 14 storey building over lower ground levels to a part 4 to part 16 storeys building over lower ground levels) and 1 additional floor to Block E (increasing the permitted block by 2.85m in building height from a part 1 to part 10 storey building over lower ground levels, to a part 1 to part 11 storey building over lower ground levels);
- The proposed alterations result in the provision of 27 additional Build to Rent residential units (increase from 299 to 326) and a further rationalisation of the blocks, comprising of the following:
  - o Block D - Provision of 26 additional units, increasing the number of Build to Rent units in Block D from 181 to 207, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 60 no. studios, 129 no. 1 beds and 18 no. 2 beds). Reduction in area and relocation of the external communal roof terrace at 12th floor level to 13th floor level (106 sq.m) and provision of 1 no. additional external communal roof terrace at 14th floor level (105 sq.m). The balcony arrangement is altered, including the provision of additional balconies on the eastern and western elevations. Alterations to the facades and elevation materials associated with the above.
  - o Block E - Provision of 1 additional unit increasing the number of Build to Rent units in Block E from 118 to 119, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 65 no. studio units, 27 no. 1 bedroom units and 27 no. 2 bedroom units). Alterations to the creche on the ground floor including a reduction in floor space (to 254 sq.m), relocation of the ESB substation and provision of 1 no. additional external communal roof terrace at 8th floor level (380 sq.m). The balcony arrangement is altered, including the provision of additional balconies on the western elevations. Alterations to the facades and elevation materials associated with the above.
  - o Alterations to the ancillary resident amenities and support facilities for the BTR residential units including minor alterations to the Wi-Fi lounge, information point and community lounge at the ground floor of Block D, a reduction in the Park Lounge resident amenity space at 4th floor level of Block D, the addition of a new Park Lounge resident amenity space at 5th floor level of Block D and alterations to the gym and billiards room and the provision of an additional storage room at lower ground mezzanine level;
- Alterations to the lower ground level, comprising a reduction of 2 no. residential car parking spaces (from 61 to 59 no. spaces for the residential units), and a reduction in the depth/levels (by 800mm); Other associated alterations including to the hard and soft landscaping areas, PV panels at roof level, to the plant rooms and block cores, to plant areas at roof level and provision of additional bicycle spaces at lower ground level;
- All associated site and development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3151/22
<b>Application Type</b>	Permission

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**Applicant** Trailfinders Ireland Ltd.  
**Location** 4-5 Dawson Street, Dublin 2, D02 FH72  
**Registration Date** 27/01/2022

**Additional Information**

**Proposal:** Planning permission is sought for new shopfront to include for revised signage, additional door to provide level access and single storey ground level extension to the rear to provide post room with cargo entrance (additional area 7m2) and replacement of existing glazed screen and roof to rear with masonry wall and pitched slate roof with associated landscaping and groundworks.

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**Area** Area 1 - South East  
**Application Number** 3157/22  
**Application Type** Permission  
**Applicant** The Little Museum of Dublin  
**Location** 15, Saint Stephen's Green, Dublin 2  
**Registration Date** 27/01/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of Change of use from Cafe and Offices to Museum. Works to facilitate disability access to the building as follows: removal of existing external stairs from front pavement to basement level; construction of new stairs and platform lift for disabled access to basement yard; installation of new passenger lift at rear elevation (with glazed external finish to first and second floors) serving 3 floors over basement, with access to each floor via alterations to existing rear window openings; fire protection measures including upgrading of floors and installation of automatic opening vent at roof floor.

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**Area** Area 1 - South East  
**Application Number** 3174/22  
**Application Type** Permission  
**Applicant** Daniel O'Connell  
**Location** 64, Grosvenor Square, Rathmines, Dublin 6, D06 KA66  
**Registration Date** 28/01/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the construction of a single 2-storey, 1-bedroom mews house with garden, accessed via Grosvenor Lane at the rear of the existing property, including demolition of an existing garage and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3705/21  
**Application Type** Permission  
**Applicant** Copper Bridge C 2015 ICAV  
**Location** Former Clyde Court Hotel part of wider site known as D4 Hotels site, Ballsbridge, Dublin 4  
**Registration Date** 28/01/2022

**Additional Information** Additional Information Received

**Proposal:** Permission for development at this site at the former Clyde Court Hotel, at Ballsbridge, Dublin 4, being part of a wider site known as the D4 Hotels site / former Jury's Hotel site, generally bounded by Lansdowne Road to the north, Shelbourne Road to the east, Pembroke Road to the west, and One Ballsbridge and Shelbourne House to the south.

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The proposed development comprises amendments to permitted site boundary treatment to Shelbourne Road, located at a site of c.0.52ha within the former Clyde Court Hotel site fronting Lansdowne Road and Shelbourne Road (referred to as Site 1 of parent permission). Amended boundary treatment will comprise the reduction in height by c. 0.45m of the existing stone rubble wall fronting Shelbourne Road, and the provision of new stone capping on this wall; in lieu of previously permitted removal of this wall and replacement with plinth-mounted metal railings; and all ancillary and associated site development works, including repointing and repair of existing boundary wall fronting Shelbourne Road. The overall length of boundary treatment subject to the development being proposed is approximately c.91.69m, as permitted. These revisions result in the relocation of the southern pedestrian access gate c.3m northwards within the wall while no change will occur to the other permitted pedestrian access or emergency access gates on Shelbourne Road. All of the above amends a previously permitted mixed-use scheme: Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454) - the 'parent permission', as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17 and 3620/18.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2297/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Prime GP4 Limited
<b>Location</b>	site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East

**Registration Date**

28/01/2022

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** Planning permission for development at a site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East. The development consists of the demolition of No's 1-4 Martin's Terrace and the redevelopment of the site to provide for a five storey building with set-back sixth storey level over 2 no. basement levels. The proposed building will comprise office use and 2 no. cafe/restaurant/retail units (and associated waste storage) at ground floor level. Ancillary office space, staff welfare, waste storage and bike parking facilities will be located at basement levels. Office access will be provided from Macken Street. Access to cafe/restaurant/retail units will be provided from Macken Street and the realigned Hanover Street East, respectively. Additional development includes the provision of solar PV panels and plant at roof-level together with associated plant screening; signage; attenuation tank; roof terrace at 5th floor level; hard and soft landscaping including along the former Hanover Street East; and all other associated site development and drainage works above and below ground. The application relates to proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone planning scheme area. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ3165/22
<b>Application Type</b>	Permission
<b>Applicant</b>	IPUT Plc
<b>Location</b>	30-32, Sir John Rogerson's Quay, Dublin 2
<b>Registration Date</b>	28/01/2022
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: The development involves internal works to the former Tropical Fruit Company Warehouse, a Protected Structure (RPS Reference No. 7548), and for development at the office block to the south of the Protected Structure, all on land bounded by Whittaker Square to its rear (south) and by existing developments to east and west. The site faces (north) onto Sir John Rogerson's Quay. The application relates to development within the North Lotts and Grand Canal Dock Strategic Development Zone. The proposed development involves amendments to previous permissions (Reg. Ref's. DSDZ 3803/19, DSDZ 4446/18, DSDZ 2584/18, DSDZ 2533/18 and DSDZ2529/21), including the following elements: Protected Structure - Reduction of c.135m<sup>2</sup> in the permitted café area (from c.338 m<sup>2</sup> to c.203 m<sup>2</sup>) due to removing café use from the First-Floor level in the Protected Structure; Change of use of the former c.135m<sup>2</sup> café area to office use at First-Floor level in the Protected Structure; Infilling of a void between Ground and First-Floor levels (c.72m<sup>2</sup>) and removal of internal partitions and lobby, leading to cumulative additional office space of c.230m<sup>2</sup> at First-Floor level (comprised of the change of use from café (c.135m<sup>2</sup>), plus the mezzanine infill (c.72m<sup>2</sup>) and internal lobby and partition omission (c.23m<sup>2</sup>)) in the Protected Structure; and Office Block on South of Site - Increase in parapet height of c. 0.41 m of the office block to the south of the Protected Structure - (from c. 25.61m to c. 26.02m) and an increase in rooftop plant screen louvre height of c.0.54m (from c. 27.01 m to c. 27.55 m) and associated elevational modifications.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	PWSDZ3207/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park including former Irish Glass Bottle Site
<b>Registration Date</b>	28/01/2022
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** Permission for development for a mixed use development on a site of 15.3 hectares (including some 0.2 hectares of public domain on Sean Moore Road and the junction with Pine Road), focused primarily, but not exclusively, on a net site area of 2.4 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone Planning Scheme (April 2019). The overall site is bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270-19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting, streets, transportation, water services and utilities' infrastructure, public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.

The proposed development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.4 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the streets to be taken in charge, amendments to permitted vehicular and basement access points, materials, urban tree locations and landscaping, and changes in level for permitted streets, parks and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 61,310 sq m (53,048 sq m above basement, together with a basement undercroft area of 8262 sqm, comprising 4 No. blocks (identified as Blocks O, M and K (with Block M comprising two separate structures: a larger block and a smaller townhouse block) to provide: 600 No,

apartment units and associated residential amenity facilities; a childcare facility; café restaurant unit; and two retail units; together with associated infrastructural works on the overall site. The 600 No apartment units will consist of: 304 No, apartment units; 144 No. 'Build-To-Rent' apartments (including resident support facilities and resident services and amenities (as per the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (December 2020); 90 No. affordable housing apartments; and 62 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)

The proposed development will consist of:

- Blocks K, M and O ranging in height from 3 - 16 storeys over basement undercroft to provide 600 No. apartment units (with balconies terraces to be provided on all elevations at all levels for each residential block, consisting of: 32 No. studio units; 267 No. 1-bedroom units; 245 No. 2-bedroom units; and 56 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site);
- The provision of 804 sq m of residential amenity facilities (to include a gym, lounge, meeting room, cinema room and other private amenities.)
- A childcare facility (458 sq m) located at the ground floor of Block k providing c.80 No. childcare places, and an outdoor play area of c.200 sq m;
- 2 No, retail units located at the ground floor of Block K (314 sq m (82 sq m and 232 sqm);
- 1 café restaurant located at the ground floor of Block K (97 sq m);
- A total of 166 No. car parking spaces (with 128 No. located at basement level with vehicular access from the ground floor of Block M from the new adjacent side street, and the provision of 38 No. on-street car parking spaces);
- Provision of 961 No. bicycle parking spaces (911 No. long-stay bicycle parking spaces located at basement and surface level; and 50 No. short-stay bicycle parking spaces located at surface level);
- Plant rooms and resident storage spaces located at basement level;
- Landscaped open spaces to comprise 4052 sq m of residential communal courtyards (incl. children's play areas), and roof terraces to Block K (4th & 7th Floor), Block M (3rd & 6th Floor) and Block O (8th & 16th Floor); and
- 1 No. ESB substation located within each of the ground floors of Block O (32 sqm) and M (32 sq m), and 2 No. ESB substations located within the ground floor of Block K (64 sq m).

The proposed development will also include the provision of additional streets and site services, hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services (including a temporary attenuation detention basin to serve Phase One) and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3117/22
<b>Application Type</b>	Permission
<b>Applicant</b>	James Nolan
<b>Location</b>	Greenlea Grove (adjacent to ESB substation), Terenure, Dublin 6W
<b>Registration Date</b>	21-Jan-2022

**Additional Information**

**Proposal:** A material change of use of existing studio workshop to residential use. The accommodation will consist of one double bedroom, with bathroom, open-plan kitchen/ living area

and private open space to rear at ground floor level. The proposed change of use includes the retention of the existing off-street car parking space.

**\*\*\*Amendment to Week 03\*\*\***

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**Area 1  
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3126/22  
**Application Type** Permission  
**Applicant** Ger Simpson  
**Location** 27, Raphoe Road, Crumlim, Dublin 12  
**Registration Date** 24/01/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: (i) Retention permission is sought for development consisting of a 3.3 metre wide gated vehicular entrance and associated driveway at the front of the house and (ii) Permission is being sought to dish the public footpath to the front of the dwelling.

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**Area** Area 1 - South East  
**Application Number** 3129/22  
**Application Type** Permission  
**Applicant** Nick Kelly and Niamh Hyland  
**Location** 24, Grosvenor Square, Rathmines, Dublin 6, D06 HK11  
**Registration Date** 24/01/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Works to include the replacement of concrete beam with new concrete beam and supports at rear garden wall, replacement of existing metal gate with new motorised metal gate, granite lime mortar repairs to existing rear garden wall and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3131/22  
**Application Type** Permission  
**Applicant** Brian and Serena Dolan  
**Location** 66, Derravaragh Road, Dublin 6W, D6W Y889  
**Registration Date** 25/01/2022

**Additional Information**

**Proposal:** The development will consist of a dormer roof extension to the existing rear roofslope, 2 no. velux rooflights, alterations to the existing entrance porch (front elevation) to increase in size, all associated internal layout alterations, elevational alterations, site, landscaping, drainage and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3137/22  
**Application Type** Permission  
**Applicant** Siobhan Brady



**Location** 9, Arranmore Road, Donnybrook, Dublin 4  
**Registration Date** 25/01/2022

**Additional Information**

**Proposal:** Planning permission for a new vehicular access, electric car charging point, one car parking space and all associated site works including removal of a street tree. The proposed driveway to be finished in permeable pebble.

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**Area** Area 1 - South East  
**Application Number** 3146/22  
**Application Type** Permission  
**Applicant** Tim Murphy  
**Location** 1 Yeats Court, Spafield Terrace, Dublin 4, D04 W2A3  
**Registration Date** 26/01/2022

**Additional Information**

**Proposal:** Planning permission for the development consists of (1) demolition of existing single storey entrance wing and demolition of shed to side elevation; (2) construction of 2 storey extension and single storey shed to side elevation; (3) single storey flat roofed canopy extension to rear; (4) minor internal alterations to existing layout of 3-bedroom semi-detached house; (5) all associated and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3149/22  
**Application Type** Permission  
**Applicant** Kate Rainey & Paul Ruddy  
**Location** 7, Durham Road, Sandymount, Dublin 04, DO4 N280  
**Registration Date** 26/01/2022

**Additional Information**

**Proposal:** Planning permission sought for conversion of the attic space with a dormer type flat roof to the rear and all associated site works to existing dwelling house.

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**Area** Area 1 - South East  
**Application Number** 3155/22  
**Application Type** Retention Permission  
**Applicant** Eimear Scully  
**Location** 10, Pleasants Street, Dublin 8  
**Registration Date** 27/01/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: The development consists of a single storey (12sqm) shed to the rear garden.

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**Area** Area 1 - South East  
**Application Number** 3172/22  
**Application Type** Permission  
**Applicant** Gillian Edgeworth  
**Location** 7 Raglan Court, 14 Raglan Road, Dublin 4. D04 AE76  
**Registration Date** 28/01/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development at this site: 7 Raglan Court, 14 Raglan Road, Dublin 4, DO4 AE76, a Protected Structure (RPS Ref. No. 6898). The development will consist of refurbishment of the existing apartment and works to improve sound insulation between adjoining units. Works will include: alterations to existing internal layout including removal of modern partition walls, construction of new partition walls, alterations to existing openings and formation of new openings. Lifting of existing floors and laying acoustic insulation between joists and laying new floors with acoustic separation. Replace non-original ceilings with acoustic boards and insulation. Alterations to a bay window to reduce area of glass and replace with timber panels. New mechanical and electrical installation including new gas boiler and underfloor heating. New bathroom and kitchen fit outs. Replace internal doors, architraves, skirtings and a fireplace.

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**Area** Area 1 - South East  
**Application Number** WEB1050/22  
**Application Type** Retention Permission  
**Applicant** James & Lisa Doyle  
**Location** 17, Cambridge Avenue, Dublin 4  
**Registration Date** 25/01/2022

**Additional Information**

**Proposal:** Construction of a new first floor rear extension over existing single storey rear extension.

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**Area** Area 1 - South East  
**Application Number** WEB1056/22  
**Application Type** Permission  
**Applicant** Benjamin Thomas  
**Location** 14, Coulson Avenue, Rathgar, Dublin 6  
**Registration Date** 27/01/2022

**Additional Information**

**Proposal:** Planning Permission is sought for ground floor extension at rear (33.9m<sup>2</sup>), alterations to rear windows/doors, new dormer window at rear roof, new two storey building in rear garden comprising of garage (20.5m<sup>2</sup>) and home office above (17.9m<sup>2</sup>), new vehicular entrance to rear garage.

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**Area** Area 1 - South East  
**Application Number** WEB1059/22  
**Application Type** Permission  
**Applicant** Brianna Clear  
**Location** 74, Mount Drummond Square, Harold's Cross, Dublin 6  
**Registration Date** 28/01/2022

**Additional Information**

**Proposal:** Permission is sought to form new vehicular entrance & driveway for off street car parking.

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**Area** Area 1 - South East  
**Application Number** WEB1061/22  
**Application Type** Permission  
**Applicant** Niall O Shea

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**Location** 274, Cashel Road, Crumlin, Dublin 12  
**Registration Date** 28/01/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission is sought to retain and widen existing vehicular entrance & driveway for off street car parking at 274 Cashel Road Crumlin Dublin 12.

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**Area** Area 1 - South East  
**Application Number** WEB1064/22  
**Application Type** Permission  
**Applicant** Declan Connolly  
**Location** 1, Eglinton Park, Donnybrook, Dublin 4 D04 N8X9  
**Registration Date** 28/01/2022

**Additional Information**

**Proposal:** The development will consist of:

- Construction of a new attic dormer window to the rear on the main / upper roof to facilitate a non-habitable attic conversion;
  - All associated demolition, internal alterations, drainage and ancillary works.
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## Area 1 Strategic Housing Development

**Area** Area 1 - South East  
**Application Number** SHD0002/22  
**Application Type** Strategic Housing Development  
**Applicant** Trinity College Dublin  
**Location** Cunningham House, Trinity Hall, Dartry, Dublin 6 D06 T263  
(ABP-312539-22)  
**Registration Date** 21-Jan-2022

**Additional Information**

**Proposal:** Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

Trinity College Dublin intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Cunningham House, Trinity Hall, Dartry, Dublin 6.

The application site includes Cunningham House and existing Sports Hall (abutting Oldham House, a Protected Structure) and is generally bound to the west and north by the existing Trinity Hall Campus, to the east by the boundary with the Temple Square development and to the south by Temple Road. The site excludes Greenane House (a Protected Structure) but includes the area immediately adjoining the House. The application site also includes a small parcel of land located adjacent to the existing vehicular access from Dartry Road and the existing electrical substation located to the north-east of Purser House (a Protected Structure) all within the main Trinity Hall campus.

The development will consist of an extension to existing purpose-built student accommodation at Trinity Hall with an overall gross floor area (GFA) of approximately 10,982sqm (over a part lower

ground floor level plant area of 55sqm GFA and excluding security hut 10sqm GFA) providing a total of 358 no. purpose-built student bed spaces together with complementary and ancillary uses. The proposed development consists of:

- Demolition of Cunningham House, the Sports Hall (including the removal of existing part basement of 104sqm), the eastern section of the existing rear boundary wall and associated single storey ancillary sheds within the curtilage of Greenane House (a Protected Structure) (c.2,864sqm total GFA to be demolished).
- Provision of 4 no. connected blocks arranged in a quadrangle form: Block A ranges in height from four to eight storeys; Block B is four storeys in height; Block C is three storeys in height while the Forum Block is single storey in height (partially double height space rising to a maximum height of 9.6m above adjoining ground level).
- 358 no. purpose-built student bed spaces comprising of 11 no. 5-bedroom units; 4 no. 6-bedroom units; 1 no. 7-bedroom unit and 34 no. 8-bedroom units together with ancillary student amenity spaces.
- 4 no. staff apartments (3 no. 2-bedroom apartments and 1 no. 3-bedroom apartment) with winter-gardens/balconies on south elevation of Block A and north and west elevation of Block C.
- 2 no. study spaces/classrooms providing a total of 68sqm gross floor area.
- A replacement multi-use Sports Hall, together with the adjoining Forum amenity space, resulting in a total area of 1,033sqm.
- Outdoor amenity spaces within the central courtyard together with enhanced public realm and landscaping works within the curtilage of Oldham and Greenane House (both Protected Structures) and a restricted access outdoor space at podium level above the Forum Block.
- 188 no. bicycle parking spaces within the application site.
- Single storey security hut at the main vehicular entrance to Trinity Hall from Dartry Road (10sqm GFA).
- Minor repositioning of the existing access gate onto Temple Road, moving it 4.2m westward, to facilitate maintenance and emergency access only, together with associated repair works to existing boundary wall.
- Works to Oldham House (a Protected Structure) to include works necessary for the demolition and replacement of late 20th century Sports Hall (directly abutting Oldham House); replacement of late 20th century existing doors and window at ground floor level (all on the east elevation only) to facilitate connections to the new Forum amenity space; reinstatement of 2 No. original, historic first floor rear window openings (east elevation only) to match existing adjacent, sash windows and 1 no. new door to provide access to proposed roof terrace; removal of existing sand/cement and gypsum plaster finish to east façade and replacement with lime render; and renovation of porch structure, stairs and first floor door on southern elevation.
- Provision of a screen wall to the south of Greenane House (a Protected Structure).
- All associated and ancillary landscaping works; site lighting; refuse storage; boundary treatments; plant; solar photovoltaic panels; water, wastewater and surface water works; upgrade works to existing electrical substation and all other site and development works.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan other than in relation to the zoning of the land.

The application, together with the NIS, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.tcdplanning2.ie](http://www.tcdplanning2.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Important Note:-

The Strategic Housing Development (SHD) application documents available to view on Dublin City Council's website are for information purposes only. Please be aware that submissions/observations regarding SHD applications must be made directly to An Bord Pleanála (ABP). Any such submissions /observations submitted to Dublin City Council will be returned to the sender which could result in you missing the deadline to submit to ABP. For information on how to make an SHD submission / observation to ABP (hard copy or online) please contact 01 8588100 or alternatively log onto [www.pleanala.ie](http://www.pleanala.ie).

**\*\*\*Amendment to Week 03\*\*\***

## Area 1 LAWs

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3163/22
<b>Application Type</b>	LAW
<b>Applicant</b>	Executive Manager of Culture, Recreation and Economic Services
<b>Location</b>	Irishtown Stadium, 1 Kerlogue Road, Dublin 4
<b>Registration Date</b>	28/01/2022

### **Additional Information**

**Proposal:** LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: Executive Manager of Culture, Recreation and Economic Services.

Location: 1 Kerlogue Road, Dublin 4.

Proposal: Pursuant to the requirements of the above, notice is hereby given of Irishtown Stadium Refurbishment Works.

The proposed works consist of the following:

-Construction of a new single storey extension to the Front/ Western Elevation, measuring 9m<sup>2</sup>, providing a draught lobby.

-Alterations to the existing reception and provision of additional security measures including turnstiles.

-Construction of a new single storey extension to the South/ Western Elevation measuring 27m<sup>2</sup>, providing new staff toilets and changing areas and a combined accessible changing/shower room.

-Construction of a new single storey draught lobby to the rear of the existing reception area measuring 6m<sup>2</sup>.

-Alterations and refurbishment to 2 no. existing gym changing rooms on the Ground Floor Level.

-Addition of a window above the entrance on the western elevation on the First Floor Level.

-Alterations and refurbishment of 3 no. existing toilets and provision of separate entrance to training room at First Floor Level.

-Provision of a new stepped approach from the carpark to the entrance, new entrance signage and lighting.

-Replacement of external paving at the entrance lobby and all other associated site works.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 28th January 2022 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm. To make an appointment, please call 01 222 3114 or email [planning@dublincity.ie](mailto:planning@dublincity.ie)

They may also be inspected at the reception of Irishtown Stadium, 1 Kerlogue Road, Dublin 4 during public opening hours (Monday to Thursday 7am to 10pm, Friday 7am to 9pm, Saturday 10am to 5pm, Sunday 10am to 4pm), for the same 4 weeks period noted above.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on Friday 11th March 2022.

## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0433/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 26/01/2022  
**Applicant** Brian McGettigan  
**Location** Side of, 173 Strand Road, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** SHEC: 1 No. 3 storey over basement level apartment block comprising 3no. 3 bed apartments.

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**Area** Area 1 - South East  
**Application Number** 0435/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 26/01/2022  
**Applicant** Carol Mahon  
**Location** Rear of 73, Durrow Road, Dublin 12  
**Additional Information**  
**Proposal:** SHEC: 2 storey house with dormer to rear

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**Area** Area 1 - South East  
**Application Number** 0436/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 26/01/2022  
**Applicant** Fred Roberts & Rebecca Roe  
**Location** 18, Cambridge Road, Rathmines, Dublin 6  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Temporary removal of hall and part of sitting room floors, & support of base of internal timber stairs. Temporary lifting of gate pier and porch floor coverings and stone steps. Excavation and creation of new underpinnings to hall and party walls. Reinstatement of all structures and redecoration.

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**Area** Area 1 - South East  
**Application Number** 0437/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 26/01/2022  
**Applicant** Martin and Susannah Cass  
**Location** 7, Kenilworth Road, Rathgar, Dublin 6  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: 1. The removal of the spiral stairs between ground and basement. 2. The reinstatement of the joists and floor boards, previously cut to accommodate

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the spiral stairs. 3. The reinstatement of a replica stairs in its original position from ground to basement. 4. The removal of 20th century partitions at basement level.

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**Area** Area 1 - South East  
**Application Number** 0438/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 27/01/2022  
**Applicant** Eimear Bradbury  
**Location** 11, Mountpleasant Place, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** EXPP: The proposed work will consist of widening the rear first floor bedroom window by 460mm to match the windows to the front of the house. It is proposed to replicate the existing brick cill and head detail, new plaster finish reveals to match existing house.

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**Area** Area 1 - South East  
**Application Number** 0440/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 28/01/2022  
**Applicant** Colin Daly  
**Location** Lansdowne Lane, Dublin 4 (to the east of 10/10A, Lansdowne Terrace and to the west of 1 Berkeley Mews, Lansdowne Lane)

**Additional Information**

**Proposal:** SHEC: The proposed development consisting of the demolition of the existing building and the construction of a 2 storey dwelling which includes a basement. The overall area of the site is 0.0148na with a total of 1 no. car parking space to be provided.

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**Area** Area 1 - South East  
**Application Number** 2860/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/01/2022  
**Applicant** Google Ireland Limited  
**Location** The Treasury Building, Grand Canal Street Lower, Dublin 2 D02XN96

**Additional Information** Additional Information Received

**Proposal:** We, Google Ireland Limited, intend to apply for planning permission for development comprising the refurbishment and extension of the existing 'Treasury Building' to provide c. 7,802sqm of additional office floor space [resulting in a total of 20,933sqm GFA] on the c. 0.40ha site at Grand Canal Street Lower, Dublin 2 D02XN96.

The proposed development will consist of:

- Extension and refurbishment of the existing 6 storey building to result in an 8 storey building over part basement (including mezzanine floor levels at ground and first floor levels) with a winter garden/lift lobby, atrium, plant room and screen at roof level;
- Demolition of existing atrium and construction of a new atrium on the eastern elevation;
- Amendments to and replacement of the existing façade detail on all other elevations;



- Addition of 2 no. additional floor levels, setback from the brick (southern) façade at 6th and 7th floor levels [a setback is also proposed from the new roof top plant screen on all elevations providing for a roof terrace and garden including a 'walking path'];
- Provision of an accessible terrace at the 6th floor level fronting the north elevation;
- Provision of 209 no. bicycle spaces, changing and showering facilities at ground floor level;
- Reconfiguration of existing car park area to remove 13 no. car parking spaces providing for 2 no. disabled car parking spaces and a new loading bay and waste management area at the rear of the building;
- Extension of the existing stair core (northern and western elevations) to serve the additional proposed levels and roof terrace;
- 300sqm of solar panels at roof level;
- Hard and soft landscaping including at roof level, removal of existing loading bay on Grand Canal Street Lower and all associated site development works necessary to facilitate the development.

**Area** Area 1 - South East  
**Application Number** 2964/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/01/2022  
**Applicant** Oliver Ryan  
**Location** 33 Macken Street, Dublin 2, D02 KP66  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for the demolition of an existing single storey industrial unit and construction of a two storey plus attic dwelling, comprising of two bedrooms plus home office, rear garden and screened terrace at attic level. At roof level two box dormers are proposed one to the front facing onto Macken Street and one to the rear, a rooflight is also proposed over the internal stair.

**Area** Area 1 - South East  
**Application Number** 3086/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/01/2022  
**Applicant** Marie Long  
**Location** Site adjacent to No. 1 Four Oaks, Oaklands Crescent, Dublin 6, D06 K354

**Additional Information**  
**Proposal:** Planning permission is sought for the construction of 2 storey 2-bed detached dwelling house with amended landscaping and vehicular parking with new boundaries and associated site works.

**Area** Area 1 - South East  
**Application Number** 3126/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/01/2022  
**Applicant** Ger Simpson

**Location** 27, Raphoe Road, Crumlim, Dublin 12

**Additional Information**

**Proposal:** PERMISSION & RETENTION: (i) Retention permission is sought for development consisting of a 3.3 metre wide gated vehicular entrance and associated driveway at the front of the house and (ii) Permission is being sought to dish the public footpath to the front of the dwelling.

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**Area** Area 1 - South East

**Application Number** 3389/21

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 26/01/2022

**Applicant** The Davy Platform ICAV on behalf of its sub fund Elm Real Estate Investment

**Location** Elmpark Green, Merrion Road, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought to amend the residential development permitted under Reg. Ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprise:

- Increase in residential units from 73 no. to 80 no. with a unit mix of 1 no. studio units; 17 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units
  - Internal revisions to permitted units
  - The proposal provides for an additional floor to the primary block (10 total over basement) and an additional floor to the secondary block (5 total over basement)
  - Elevational revisions and consequential revisions to the scheme
  - Provision of new single storey multi use amenity pavilion within the open space
  - Increase in car parking provision from 73 no. to 80 no. within existing basement footprint
  - All associated site development works.
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**Area** Area 1 - South East

**Application Number** 3546/21

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 27/01/2022

**Applicant** Charlemont Regeneration Ltd

**Location** 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.

**Additional Information** Additional Information Received

**Proposal:** For development at this site at 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.

The development (site area of 0.056 hectares) comprises lands currently occupied by the existing buildings of 18 & 19 Richmond St. South which are approved for demolition under Grant of permission DCC Reg. Ref. 4059/18. The proposed development will consist of the demolition of an additional 2 no. existing structures and construction of a new mixed-use development, 'The Gatehouse'.

The proposal will provide for a building ranging in height from 6-storeys (max. parapet height 21.025 m) over ground-level fronting onto Richmond St. South and 7-storeys (max. parapet height 23.8m) over ground-level to the rear with a cumulative Gross Floor Area of 2,341m<sup>2</sup>.

The development will consist of:

Demolition of 2 no. existing structures (total GFA 195m<sup>2</sup>) comprising;

- a derelict structure adjoining 18/19 Richmond St. South to the north, and
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- a derelict structure positioned to the rear of 18/19 Richmond St. South along the southern site boundary.

Construction of a new building comprising;

- 2 no. retail units with a cumulative GFA of 244 sq.m consisting of Unit A (GFA 157sq.m) and Unit B (GFA 87 sq.m) at ground-floor level;
- 22 no. apartment units at first-floor to seventh-floor level consisting of 11 no. 1- bedroom units and 11 no. 2-bedroom units;
- a bin/plant room at ground-floor level with a GFA of 78.6 sq.m.; and
- communal open space totalling 132m<sup>2</sup> at sixth-floor (roof) level.

All ancillary site works including site development including site clearance, drainage, and landscaping.

The proposed development will be served by a total of 11 no. car-parking spaces and 44 no. bicycle parking spaces located in the basement of the adjacent block known as 'Block 5' which forms part of the wider development.

**Area** Area 1 - South East

**Application Number** 3731/21

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 26/01/2022

**Applicant** Brian Rutledge

**Location** 13 St. Andrew Street, Dublin 2, D02 DP48

**Additional Information** Additional Information Received

**Proposal:** Planning permission for a mid-terrace building consisting of three storey office use over retail use at ground floor and basement. Development to consist of: alterations to shopfront and office entrance on St. Andrew Street, increase in floor areas of office (2.5m<sup>2</sup>) and retail (0.5m<sup>2</sup>) at ground floor and formation of new office lobby plus adjustments to ground floor door opening on rear elevation, plus new flat roof access door and provision of parapet railings at first floor plus all associated works.

**Area** Area 1 - South East

**Application Number** 3764/21

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 27/01/2022

**Applicant** Bective Lawn Tennis Club

**Location** Energia Park / Donnybrook Stadium, Donnybrook, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Planning permission for the development for which permission is sought will consist of two open air padel tennis court structures with intergrated lighting and an adjacent maintenance hut on the site of disused tennis court 6.

**Area** Area 1 - South East

**Application Number** 3930/21

**Application Type** Permission

**Decision** ADDITIONAL INFORMATION

**Decision Date** 27/01/2022

**Applicant** William Gilbert Treacey  
**Location** 79, Sandford Road, Dublin 6, D06 CK83

**Additional Information**

**Proposal:** Planning permission for the following development:

- Demolition of 283 sq.m of existing commercial buildings,
- Erection of six, two-storey (plus attic) townhouses,
- 8 car parking spaces, and all associated site works (including drainage).

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**Area** Area 1 - South East  
**Application Number** 3933/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/01/2022  
**Applicant** Jason Investments  
**Location** 12, Wicklow Street, Dublin 2, D02EC43

**Additional Information**

**Proposal:** Planning permission for a material change of use from office to retail use at first floor level, together with a single storey extension (retail, 45 sqm) located at first floor level to the rear, an extension of the basement level (retail, 12.8 sqm) to the rear together with a new staircase linking basement, ground and first floor levels with links into 4 Glendenning Lane to the rear of the property. A new shopfront on Wicklow Street with associated signage, all at 12 Wicklow St. Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 3938/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/01/2022  
**Applicant** Atria Living Ltd  
**Location** Site at the corner of Macken Street and Pearse Street, Dublin 2

**Additional Information**

**Proposal:** Planning permission for development on a 0.0107 Ha (107 sq m) site at the corner of Macken Street and Pearse Street. The site is bounded to the south by No. 109b Pearse Street and Pearse Street, to the east by Macken Street, to the north by No. 32a Macken Street, and to the west by No. 57 Pearse Square. The proposed development will principally consist of the demolition of a single storey warehouse (96 sq m) and the construction of a 3 No. Storey live-work unit (216.4 sq m) providing office space at ground (83.4 sq m) and first floor level (76.1 sq m) and a studio apartment at the second-floor level (56.9 sq m). This development will also include a mural on the western elevation, a westerly facing balcony, bicycle parking, a bin store, hard and soft landscaping and all other associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3939/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/01/2022  
**Applicant** Dublin Dental Hospital

**Location** Second Floor Terrace, Dublin Dental University  
Hospital, 22-28 Lincoln Place, Dublin 2, D02 F859

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the development will consist of (a) new retractable roof canopies fixed to the existing concrete walls and/or with metal support structure covering part of the existing roof terrace at second floor level. The canopies will incorporate a new retractable vertical wall system, (b) new bespoke banquette seating, (c) new built in planters and existing balustrade with new planters, (d) new raised flooring, all at second floor terrace, Dublin Dental University Hospital, No's 22-28 Lincoln Place, Dublin 2, D02 F859, with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3943/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/01/2022  
**Applicant** Barry and Sharon Dillon  
**Location** 39 Wellington Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for:

- A. Two storey extension (at first and second floor level) built on existing two storey extension to rear. Proposed accommodation is bedroom and bathroom.
- B. Remove arch stair window and raise opening to facilitate access to the new extension.
- C. Alter existing stairs to enable additional stair flight.

This house is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3949/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/01/2022  
**Applicant** Christopher and Ken O'Connor  
**Location** 74 Home Villas, Donnybrook, Dublin 4, D04 V9H7

**Additional Information**

**Proposal:** The development will consist of the provision of a single storey extension to the rear, containing a universal access shower room with drainage connection to the existing combined sewer & associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1041/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/01/2022  
**Applicant** James & Lisa Doyle  
**Location** 17, Cambridge Avenue, Ringsend, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Construction of a new first floor rear extension over existing single storey rear extension.

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**Area** Area 1 - South East  
**Application Number** WEB5035/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/01/2022  
**Applicant** Lorraine Foster Daly  
**Location** 7, Rutland Grove, Crumlin, Dublin 12  
**Additional Information** Additional Information Received  
**Proposal:** New 2 bedroom, 2 storey, detached dwelling to side of existing dwelling with new vehicular access to existing dwelling and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5133/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/01/2022  
**Applicant** Nadia Atti & Michael Sinnott  
**Location** 292, Galtymore Road, Drimnagh, Dublin 12 D12 N267  
**Additional Information**  
**Proposal:** Permission is sought for construction of two storey extension to the side and a single storey extension to the front of existing house, alterations to internal layout, main roof and elevations, new porch and all associated site development works at No. 292 Galtymore Road, Drimnagh, D12 N267 by Nadia Atti & Michael Sinnott. To include permission for widening of front vehicular entrance to 3.50 metres.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 3773/21  
**Appeal Type** Written Evidence  
**Applicant** Sinead and Conor Crowley  
**Location** 1, Palmerston Road, Rathmines, Dublin 6, D06 K6V6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:

This development will consist of either of the following 2 options:

Option A will consist of:

- 01) Construction of a two-storey, two-bedroom detached pitched-roof mews dwelling to the rear of the site,
- 02) Replacement of existing timber fence section of boundary to the North side of the site along Palmerston Court with new boundary wall with 1 No. pedestrian access gate,
- (03) All associated site works necessary to facilitate the development. This is the preferred option.

Option B will consist of:

- 01) Construction of a two-storey, two-bedroom detached flat-roof mews dwelling to the rear of the site,
- 02) Replacement of existing timber fence section of boundary to the North side of the site along Palmerston Court with new boundary wall with 1 No. pedestrian access gate,
- (03) All associated site works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3691/21  
**Appeal Type** Written Evidence  
**Applicant** St. Clare's GP3 Ltd.  
**Location** Former St. Clare's Convent and No's 115-119, Harold's Cross Road, Harold's Cross, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to amend the apartment development permitted under DCC Reg. Ref. 2186/15 (An Bord Pleanala Ref: PL 29S.245164), as extended under 2186/15/X1 and as amended by DCC Reg. Ref. 2825/17 (An Bord Pleanala Ref. 300031-17), DCC Reg. Ref. 3781/17 (An Bord Pleanala Ref. 301600-18), DCC Reg. Ref. 4040/17 (An Bord Pleanala Ref. 301835-18), DCC Reg. Ref. 4544/17. The application site includes Protected Structure RPS Ref. No. 3583. There is no increase in gross floor area for the overall site. The overall site area is 1.7ha. The development is now constructed.

The proposed development to change the use of one of two community rooms at ground floor in Block 8 (formerly Block J) to use as a studio apartment. The gross floor space of the existing community room is 50.2 square metres and the gross floor space of the proposed studio apartment is 40 square metres square, with associated winter garden, at the former St. Clare's Convent and No's 115-119, Harold's Cross Road, Harold's Cross, Dublin 6.

The proposed development will include minor elevational amendments to the western elevation of Block 8 to provide for the winter garden and window frames to match the existing, and the provision of 1 no. additional bicycle space at basement level. The proposed development will provide for a unit mix of 1 no. studio apartment, 6 no. one bedroom apartments and 6 no. two bedroom apartments within Block 8. An additional bicycle space will be provided in the basement.

**\*\*\*Amendment to Week 03\*\*\***

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**Area 1**  
**Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 2495/21  
**Appeal Decision** REFUSE RETENTION PERMISSION  
**Appeal Decision Date** @24/01/2022  
**Applicant** Ciaran, Niall & Damien Tansey  
**Location** 4, Herbert Street, Dublin 2, D02 FV08

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development will consist of the retention of high level illuminators at front parapet level and back illumination of previously approved (PI Reg. Ref. 3208/19) corporate name plate to right hand side of main front entrance.

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**Area** Area 1 - South East  
**Application Number** 2762/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @26/01/2022  
**Applicant** Clonvara Developments Limited  
**Location** 47-48 Chelmsford Road, Ranelagh, Dublin 6.

## Additional Information

**Proposal:** Permission for alterations to the previously granted development (DCC Planning reference: 2246/20).

The proposed alterations will consist of the construction of an additional storey set back from the front and side elevations, consisting of an additional 2-bedroom apartment at third floor level, with private balconies. There will be an increase in units from 6 to 7 apartments. Minor internal & external alterations are also proposed which includes changes to comply with Fire Safety and Disability Access requirements (bike and bin stores). The development will include all associated drainage, ancillary site works, bin store and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3381/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	26/01/2022
<b>Applicant</b>	Frank McNerney
<b>Location</b>	189-190, Rathgar Road, Rathmines, Dublin 6, D06 E103, D06 C6P2

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of the existing two residential buildings and construction of four storey with setback fifth storey apartment block at 189-190 Rathgar Road. The proposed development will comprise of 29 no. apartments with a unit mix of 4 no. studio units, 13 no. one bedroom units and 12 no. two bedroom units with a gross floor area of 2,367.19 sqm on a site of 0.1253 ha.

The proposal includes: - The demolition of two no. storey residential buildings on site - No. 189 is divided into five apartments;

- The construction of 29 no. apartments comprising of 4 no. studio units, 13 no. 1-bed units and 12 no. 2-bed units in an apartment block ranging in height from 4 to 5 storeys with the 5th storey setback from Rathgar Road;

- All units will be provided with private open space in the form of balconies/ terraces;

- A roof garden shall be provided at fourth floor level;

- 5 no. surface car parking spaces will be provided at surface level;

- 48 no. residential bicycle parking spaces and 14 no. visitor bicycle spaces, totalling 62 no. bicycle parking spaces;

- Bin storage, lockers, switch room and substation shall be located at the rear of the proposed development and plant at roof level, which shall be screened;

- The existing vehicular entrance at 190 Rathgar Road is to be closed; two pedestrian entrances are to be widened; the existing vehicular entrance at 189 Rathgar Road to be widened with a new front boundary treatment. A new boundary wall will be provided along the rear of the site.

The proposed development includes landscaping and all ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3823/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	24/01/2022
<b>Applicant</b>	Eoin Quinn & Jeremy Wales
<b>Location</b>	Lands to the side of existing dwelling at no. 4, Chelmsford Close, Ranelagh, Dublin 6, D06XW20 and with a proposed access off Westmoreland Park

**Additional Information** Additional Information Received

**Proposal:** Planning permission for development at this site on lands to the side of existing



dwelling. The development will consist of the construction of a new 2 storey 2 bedroom house with pedestrian/cycling access off Westmoreland Park. Two onsite bicycle spaces are proposed in lieu of an onsite car parking space.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1709/21
<b>Appeal Decision</b>	REMOVE CONDITIONS
<b>Appeal Decision Date</b>	@26/01/2022
<b>Applicant</b>	Kirk Donohoe & Aiste Venckute
<b>Location</b>	39, Priory Road, Harold's Cross, Dublin 6w
<b>Additional Information</b>	

**Proposal:** Demolition of existing single storey rear extension. Removal of existing chimney. Construction of proposed part-single-part two storey extension to side and rear with flat roof tied into main roof with 3no. roof lights. Amendments to glazing on front (north-west) and side (north-east) elevation. Relocation of front door. Internal modifications and all ancillary works.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

04/22

(24/01/2022-28/01/2022)

**Area** Area 1 - South East  
**Application Number** 0026/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Dunnedin Construction Co. Ltd  
**Location** 7, St. Mary's Road, Crumlin, Dublin 12  
**Registration Date** 26/01/2022

**Additional Information**

**Proposal:** SHEC: New 2 storey 4 bed dwelling house (139sqm) to existing side garden. New vehicular entrance onto St. Mary's Road to serve proposed dwelling. Widening of existing vehicular gates.

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**Area** Area 1 - South East  
**Application Number** 0027/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Tim Costello  
**Location** Site at Garville Road, Rear of, 139, Rathgar Road,  
Dublin, 6  
**Registration Date** 27/01/2022

**Additional Information**

**Proposal:** SHEC: A new two storey (plus attic room) detached house

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# Dublin City Council

## SECTION 5 EXEMPTIONS

04/22

(24/01/2022-28/01/2022)

**Area** Area 1 - South East  
**Application Number** 0028/22  
**Application Type** Section 5  
**Applicant** Emma and Howard Brandt  
**Location** 14, Charleville Road, Rathmines, Dublin 6, D06 C5X7  
**Registration Date** 26/01/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Repoint front elevation brickwork, re-render side elevation chimneystack re-point front entrance steps.

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